



Town of Fort Erie Committee of Adjustment Notice of Public Hearing and Applications for Consent & Minor Variance

Minor Variance File A16/24 11 Lewis Street, Fort Erie

Legal Description: Lot 4 Plan 887 NP 364
Roll No.: 2703 010 046 123800 0000
Applicant/Owner: 2414920 Ontario Limited
Agent: Hayat Latif

Notice is hereby given that the Committee of Adjustment of the Town of Fort Erie will be holding a Public Hearing to consider the matter of a minor variance application, pursuant to the provisions of Sections 45, 50, and 53 of the *Planning Act*, R.S.O. 1990, for the lands described in this Notice. A key plan showing the location of the subject lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, December 19, 2024 at 5:00 pm**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect: The purpose and effect of this application is to reduce the Minimum Side Yard, Parking Stall Length and Planting Strip Width and to vary the location of the Parking Area to facilitate construction of a 6 story apartment building.

Details of Minor Variance Application:

The Applicant is requesting the following variances to Sections 15.3, 6.20 and 6.21 of the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

1. To permit a reduced Minimum Side Yard of 3.6 metres whereas 5.0 metres is required.
2. To permit a reduced Parking Stall Length of 5.3 metres whereas 6.0 metres is required.
3. To permit the Parking Area, other than the driveway, to be located 1.0 metre from the street line or lot line whereas 3.0 metres is required.
4. To permit a reduced Planting Strip Width of 1.0 metre whereas 3.0 metres is required.

Current Zoning:

The subject lands are zoned RM2-422 Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Medium to High Density Residential and OPA#5 – Bridgeburg Secondary Plan.

Key Map:



How to Participate:

You are invited to attend the Hearing or provide comments relative to the applications as you are either a property owner located within the 60 metres radius of the subject lands, or an agency deemed to have an interest in the proceedings. Any person/agency may attend this Hearing and/or make written or verbal representation either in support of, or in opposition to the proposed applications. Please be advised that all written and oral comments received will become part of the applications' record and will be available to the public and Applicant.

If you wish to make a written submission, you may do so by providing your reasons for support or opposition prior to 12:30 PM on **Wednesday, December 18, 2024** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Jayne Nahachewsky (JNahachewsky@forterie.ca) who will provide them to the Committee of Adjustment.

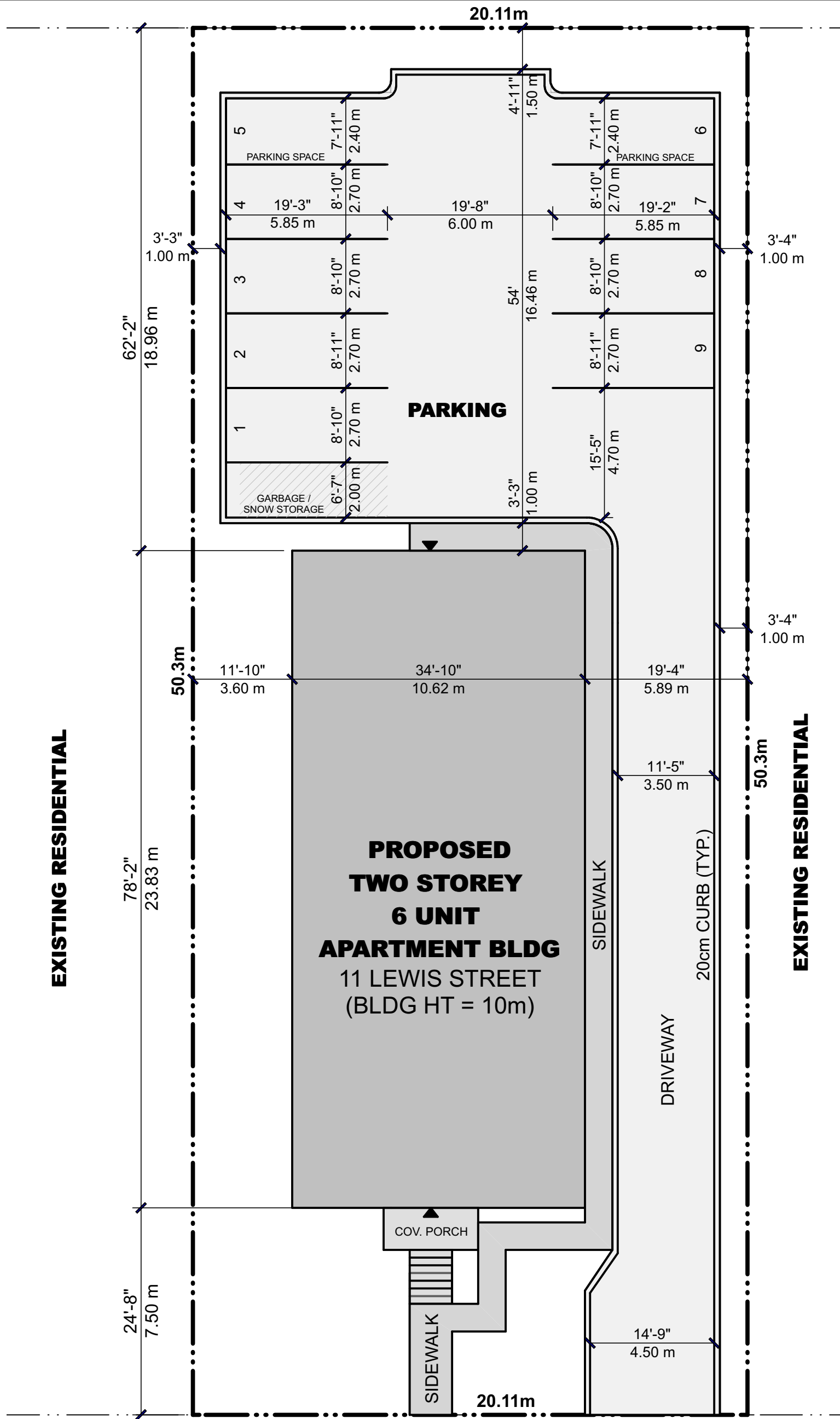
If you wish to be notified of the Committee of Adjustment's decision with respect to the proposed applications, you must make a **Written** submission to the Secretary-Treasurer of the Committee of Adjustment at the address noted below either **prior to, or at the Hearing**.

Applicants or their Agents are required to attend the Hearing. If the Applicant or Agent does not attend this Hearing, the Committee may proceed in their absence without further notice.

Further information on the Consent and Minor Variance processes is available at:
<https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

**For Additional Information Regarding This Application Contact:
Jayne Nahachewsky, Secretary Treasurer of Committee of Adjustment
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2534 or JNahachewsky@forterie.ca**

Posted on Town's Website – November 27, 2024. Not mailed due to ongoing Canada Post strike.



SITE STATS - RM2 ZONE		
11 LEWIS STREET, FORT ERIE		
LOT COVERAGE:		
TOTAL LOT AREA	- 1,011.37 sm	100%
TOTAL LOT COVERAGE	- 261.27 sm	25.83%
[LIVING AREA	- 253.04 sm	25.02%
[FRONT COV PORCH	- 5.23 sm	0.52%
[FRONT PORCH STEPS	- 3.01 sm	0.30%
DRIVEWAY/PARKING	- 418.83 sm	41.41%
LANDSCAPE AREA	- 331.32 sm	32.76%

SITE PLAN
SCALE: 1:150



DATE:
2024-08-23

PAGE:
1 OF 2